

42696

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That **FRED W. KOEHLER, JR.**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **BRADLEY E. MOORE and ANDREA A. MOORE, husband and wife**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

Lot 36, Block 36, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Easements and reservations as contained in plat dedication, to wit:
"Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building set back on all lots adjacent Highway 66 and to all easements and reservations of record."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated above and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **15,000.00**

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 15,000.00~~
The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this **6th** day of **April**, 19 **82**; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of **Klamath**, 19 **82**
April 6

Personally appeared the above named **FRED W. KOEHLER, JR.**

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: **Frank L. Garrison**
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: **6/19/83**

STATE OF OREGON, County of _____, 19 _____ ss.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Mr. Fred W. Koehler, Jr.
P.O. Box 332
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. & Mrs. Bradley E. Moore
P.O. Box 202
Bonanza, Oregon
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of **Klamath**

I certify that the within instrument was received for record on the **29th** day of **October**, 19**84**, at **3:46** o'clock P.M., and recorded in book/reel/volume No. **M84** on page **18514** or as document/fee/file/instrument/microfilm No. **42696**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By **Pam Smith** Deputy
NAME TITLE

Fee: \$4.00 Index: \$1.00